



**78 St Columba Road, Bridlington, YO16 6QY**

**Price Guide £230,000**



# 78 St Columba Road

Bridlington, YO16 6QY

**Price Guide £230,000**



Welcome to St Columba Road in the coastal town of Bridlington. A detached bungalow situated on a good size corner plot that presents an excellent opportunity for those looking to create their dream home.

The property comprises a comfortable reception room, kitchen/diner, conservatory, two well-proportioned bedrooms and a bathroom.

While the property is in need of modernisation, it provides a blank canvas for buyers to infuse their personal style and preferences, making it an exciting project for those with a vision.

Situated in a sought-after residential area, just off Fortyfoot on the north side of Bridlington, this location is ideal for those who appreciate coastal living. The north foreshore is a mere half a mile away, offering stunning views and leisurely walks along the beach. Additionally, the town centre is within easy reach, providing access to local shops, schools, and bus routes.

#### **Entrance:**

Upvc double glazed door into inner porch. Door into a spacious hallway, central heating radiator.

#### **Lounge:**

**15'3" x 12'9" (4.65m x 3.89m)**

A spacious front facing room, gas fire in a modern surround, upvc double glazed bay window, two oval stained glass windows and two central heating radiators.

#### **Kitchen/diner:**

**15'8" x 8'7" (4.78m x 2.62m)**

Fitted with a range of base and wall units, composite one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, integrated fridge/freezer, plumbing for washing machine, gas combi boiler, upvc double glazed window, central heating radiator and upvc double glazed patio doors.

#### **Upvc conservatory:**

**9'6" x 9'1" (2.92m x 2.78m)**

Over looking the garden.

#### **Side porch:**

Upvc double glazed door to the side elevation.

#### **Bedroom:**

**15'3" x 12'9" (4.66m x 3.90m)**

A front facing double room, built in wardrobes and cupboards. Upvc double bay window and central heating radiator.

#### **Bedroom:**

**11'8" x 9'3" (3.57m x 2.84m)**

A rear facing double room, upvc double glazed window and central heating radiator.

#### **Bathroom:**

**8'7" x 6'11" (2.63m x 2.13m)**

Comprises corner bath, walk in shower with plumbed in

shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, loft access, two upvc double glazed windows and central heating radiator.

#### **Exterior:**

To the front of the property is a walled garden with lawn and borders of shrubs, bushes and hedges.

To the side elevation is a private driveway and two timber build sheds.

#### **Notes:**

Council tax band: C

#### **Purchase procedure**

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

#### **General Notes:**

All measurements are approximate and are not intended

for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment.

**PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



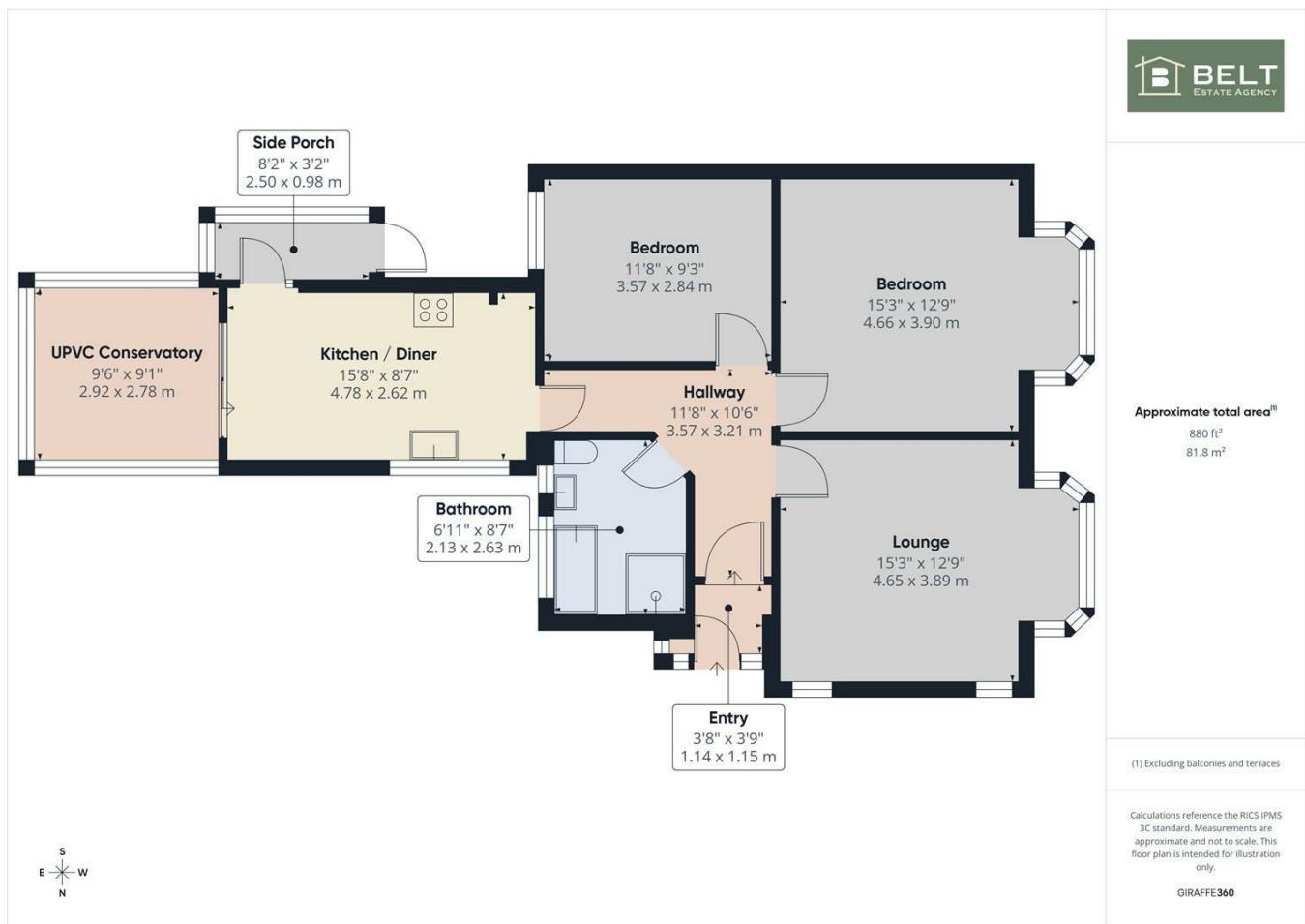
## Road Map

## Hybrid Map

## Terrain Map



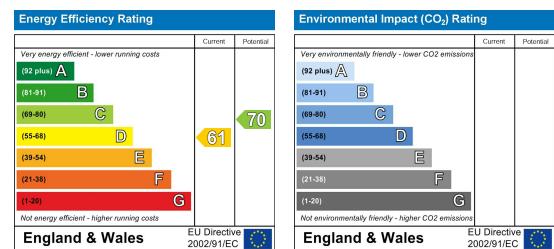
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)

